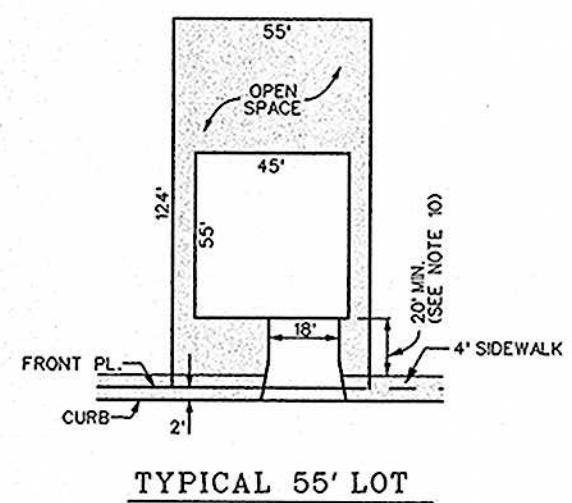


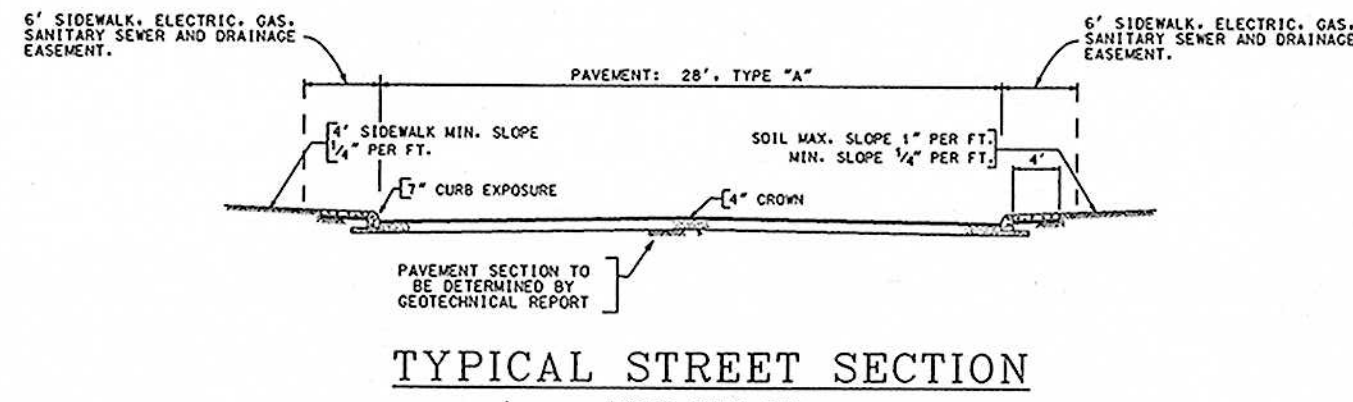
DETAIL "B"
EXIT ONLY GATE
SCALE: 1" = 60'

DETAIL "A"
SCALE: 1" = 60'



CUL-DE-SAC AT
END OF STREET

PROPOSED COLLECTOR STREET SECTION
(TRINITY PARK)



- NOTES:
1. THIS PROPERTY IS OVER THE EDWARDS RECHARGE ZONE.
 2. WATER SERVICE TO BE PROVIDED BY SANS.
 3. SANITARY SEWER SERVICE TO BE PROVIDED BY SANS.
 4. GAS AND ELECTRIC TO BE PROVIDED BY CPAS.
 5. TELEPHONE SERVICE TO BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE, INC.
 6. CABLE TV SERVICE TO BE PROVIDED BY TIME WARNER CABLE.
 7. INTERSECTION SITE DISTANCE TO COMPLY WITH THE 2001 AASHTO GUIDELINES.
 8. DEVELOPER RESERVES THE RIGHTS TO ALTER NUMBER OF UNITS AND TO REVISION THE LIMITS OF UNITS WITHOUT PUD PLAN AMENDMENT.
 9. IF ACCESS TO A GARAGE OR CARPORT IS PROVIDED FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE SIDEWALK, OR CURB IF THERE IS NO SIDEWALK, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY.
 10. ALL CORNER LOTS COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-506 (15) OF THE UNIFIED DEVELOPMENT CODE.
 11. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(4.)
 12. THIS PROPERTY IS OUTSIDE OF CITY LIMITS.
 13. PEDESTRIAN EASEMENTS SHALL BE PROVIDED AT THE PLATTING STAGE FOR CONSTRUCTION OF SIDEWALKS ON PRIVATE STREETS.
 14. THIS DEVELOPMENT REQUIRES A TOTAL OF 2.5 ACRES OF PARK/OPEN SPACE DEDICATION. THIS DEVELOPMENT IS PROVIDING 1.7 ACRES OF PARK/OPEN SPACE AND IMPROVEMENT CREDIT. THE REMAINDER 0.8 ACRES WILL BE MET BY A PARK FEE IN LIEU OF PARKLAND DEDICATION AS PER UDC 35-503 (2).

- SPECIAL NOTES:
1. THE SHADED AREAS IN AND ALONG THE CREEK, BEING REPRESENTATIONS OF THE 100-YR. FLOOD PLAIN, ALSO REPRESENT THE "FLOOD PLAIN PRESERVATION AREA" AS DEFINED BY RECHARGE ZONE ORDINANCE NO. 81491. CONSTRUCTION ACTIVITY WITHIN THIS AREA IS RESTRICTED AS DEFINED IN CODE SECTION 34-912.
 2. EXTENDING UPGRADIENT FROM THE LIMITS OF THE FLOOD PLAIN A "FLOOD PLAIN BUFFER ZONE", (LATER DEFINED BY ORDINANCE) IS HEREBY ESTABLISHED FOR A DISTANCE OF 60 LF. A PORTION OF THE BUFFER ZONE WITH LIES WITHIN PROPOSED LOTS, AND SUCH AREA IS DELINEATED BY A "FLOOD PLAIN BUFFER EASEMENT" SHOWN ON THIS MASTER PLAN AND TO BE REFLECTED ON SUBSEQUENT PLATS. REFERENCE THE TYPICAL DETAIL ON THIS SHEET.
 3. "THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN (PUD) ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX-B, SECTION 35-8119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE."

OWNER: *[Signature]* ENGINEER: *[Signature]*

TUSCAN OAKS P.U.D.	
Density and Open Space Ratios	
Base Zoning District	OCL
Maximum Density Allowed	NA
Proposed Density	= 3.8 units per acre
Minimum Required Percentage of Open Space	= 35%
Proposed Percentage of Open Space	= 62%
Total Space	= 1,224,036 S.F.
157,872 S.F. Exclude Street R.O.W.'s (Private)	
43,884 S.F. Driveway (8 x 23) x 106	
NA Drain R.O.W.	
NA Outdoor Storage Areas	
NA Mechanical Equipment	
NA Parking	
464,106 S.F. 262,350 S.F. House Slabs (includes garages)	2475 S.F. x 106
Net Open Space	= 759,930 S.F.
Open Space Ratio	= 0.62

LAND USE PLAN

SINGLE FAMILY UNIT - 1	20.52 Acres *	62 ± RESIDENTIAL LOTS
		1-AMENITY LOT
SINGLE FAMILY UNIT - 2	9.61 Acres	43 ± RESIDENTIAL LOTS
SUB-TOTAL	28.10 Acres	106 SINGLE FAMILY LOTS
* (INCLUDES THE 2.03 AC. FOR TRINITY PARK PUBLIC RIGHT-OF-WAY)		

05-006

APPROVED
PLANNED UNIT DEVELOPMENT
PLANNING COMMISSION
CITY OF SAN ANTONIO

Chairman: *[Signature]* Date: _____
Secretary: *[Signature]* Date: _____

LEGAL DESCRIPTION

BEING 28.10 ACRES OF LAND OUT OF A 101.9566 ACRE TRACT OF LAND BEING OUT OF THE N.W. 1/4, ALLEN SURVEY NO. 353, ABSTRACT NO. 34, COUNTY BLOCK NO. 4866, AS RECORDED IN VOLUME 10531 PAGES 1109-1116, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

DEVELOPER:

TUSCAN OAKS, INC.
15114 JONES MALTSBERGER
SAN ANTONIO, TEXAS 78247

LEGAL DESCRIPTION

PARCEL 1, ABSTRACT 34, C.B. 4866

TUSCAN OAKS
PLANNED UNIT DEVELOPMENT
N. 05-006

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Tel. No. (210) 545-4222 Fax No. (210) 545-9302 www.mbcengineers.com



REVISIONS:	NO.	DATE	DESCRIPTION	BY
	1.	08/25/05	REVISED LOT SIZE FROM 50' TO 55'	J.H.V.

DESIGN	R. A. L.
DRAWN	P. A. E.
CHECKED	
DATE	OCT. 1, 2004
JOB NO.	18778-1480
SHT.	1 of 1



A memo from the
CITY of SAN ANTONIO
Planning Department
Master Development

TO: Robert Liesman, P.E.

DATE: November 9, 2005

Address: 1035 Central Parkway North
San Antonio, Texas 78232

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 05-006

Name: Tuscan Oaks, PUD

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED With Conditions
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

Approved with the following Conditions:

CONDITIONS:

The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

For plat certification, the SAWS Aquifer Protection Ordinance No. 81491 requires the following:

- **Section 34-913, buffering may be required.**
- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)

According to the Water Quality Ordinance # 81491, Section 34-913, buffering may be required.

The **DSD – Traffic Impact Analysis & Streets** Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the Tuscan Oaks (MDP and PUD). The analysis indicates compliance with TIA Ordinance 91700 and the UDC.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the Tuscan Oaks MDP - PUD Development, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- Any commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal or external traffic flow, nor streets and drainage plans. The internal street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. All technical requirements of the Unified Development Code Section for streets and drainage will be complied with at the time of platting.

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-7038